

**City of Eau Claire  
Plan Commission Minutes  
Meeting of October 17, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Larsen, Seymour, Pederson, Radabaugh, Weld  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Genskow, Pippenger, Noel

The meeting was chaired by Mr. Weld.

**1. Wellhead Protection Ordinance**

Mr. Pippenger presented the draft ordinance to adopt and create Chapter 14.10 for Wellhead Protection. The City's well field is on about 400 acres and 15 wells are in operation. Two new wells are to be constructed to meet demand over the next 20 years. The DNR requires wellhead protection so that there is no ground water pollution. The ordinance covers uses, conditional use and prohibited uses to protect the water supply.

No one spoke in support or against the item.

Ms. Mitchell moved to recommend approval of the Wellhead Protection Ordinance. Seconded by Mr. Granlund and motion carried.

**2. ANNEXATION (16-3A) – 816 Fairmont Avenue**

Mr. Tufte presented a request to annex a 0.5 acre vacant property behind an existing home in the Town of Union. The site is proposed to be zoned TR-1A. The parcel is within the urban sewer service area and the request is consistent with the Comprehensive Plan.

No one spoke in support or against the item.

Mr. Pederson moved to recommend approval of the annexation. Seconded by Ms. Ebert and motion carried.

**3. CONDITIONAL USE PERMIT (CZ-1621) – Solar Array, Sky Park Landfill**

Mr. Noel presented a request to allow a community solar garden located in I-1P zoning district at 1375 West Hamilton Avenue. The City's closed landfill is 26 acres and about 5 acres will be needed for the development. A lease was secured by the developer, Pristine Sun, with the City Council. Pristine will own, operate and maintain the garden for 25 years. The project is part of Xcel Energy's Solar\*Connect Community program. Fix-tilted solar panels will be constructed on 9-foot racking that is ballasted. It will be surrounded by a 6' to 8' chain-linked fence for security purposes. A meeting with the tenants of the Sky Park Industrial Center Association was held on October 10<sup>th</sup> and the majority of attendees expressed support. One business (Eagles Printing) was in opposition and an email was received stating such.

No one spoke in favor or support.

Mr. Brenholt moved to approve the conditional use permit subject to the conditions of the staff report. Seconded by Mr. Larsen and motion carried.

4. **FINAL PLAT (P-5-16) – Creek Ridge**

Mr. Tufte presented a request to approve the final plat for Creek Ridge, located off the west end of Creek Ridge Drive. There are 12 R-1 zoned single family lots proposed on the 4.63 acre site. A development agreement for street and utility extensions will need to be approved by City Council.

Sean BoHan, 1105 Elm Avenue W., Menomonie, WI spoke in support of the project.

Mr. Radabaugh moved to recommend approval of the final plat subject to conditions of the staff report. Seconded by Mr. Pederson and motion carried.

5. **SITE PLAN (SP-1640) – Seven Duplexes, W. of Brookline Ave. and N. of Clearwater Ridge Dr.; and PRELIMINARY PLAT (P-4-16) – Condo Plat, Clearwater Ridge Dr.**

Mr. Tufte presented a request to approve a site plan to allow for seven duplexes and approve the condo plat for the development. The location is west of Brookline Avenue and north of Clearwater Ridge Drive. This item was postponed by the commission from its last meeting so the site plan could be revised. Changes have been made to address recommendations to the building elevations, front yard parking, no parking fire lane signs, and landscaping plan. However existing vegetation should not be relied on and driveway widths need to be changed to meet building 6's design.

Applicant, Robert Janke with RWJ Rentals, spoke in support and will make the changes to the driveways.

Mr. Pederson moved to approve the preliminary plat and site plan subject to the conditions of the staff report. Seconded by Ms. Mitchell and motion carried.

6. **SITE PLAN (SP-1302 Amd) – Texas Roadhouse Parking Expansion and Parking Waiver**

Mr. Tufte presented a request to approve a site plan to allow for parking expansion. The site is 1.46 acres and the applicant is proposing a new 70-stall lot and a temporary waiver on paving until June 2017. The restaurant needs 94 stalls and there are currently 146 stalls. The applicant states they need more parking since they lost a contract with a neighbor. The new parking will be more so for their employees. The request exceeds the maximum per code, but the extra parking is needed due to past overflow onto adjacent streets.

Paul Phillips with Greenberg Farrow (for the Texas Roadhouse at 5019 Keystone Crossing) spoke in support.

Mr. Larsen moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Radabaugh and motion carried.

7. **SITE PLAN (SP-1643) – Kwik Trip, 4395 N. Town Hall Road**

Mr. Tufte presented a request to approve a site plan to allow for a Kwik Trip store at 4395 N. Town Hall Road. The city council approved the rezoning and General Development Plan with several conditions and revisions to the site plan. The main access needs to occur along County Road EE and not Renee Drive or future Stonewood Drive. The 40' wide access needs to be approved by the County. Truck parking should be moved as close as possible to the north property line. Along the south property line, berming, landscaping and fencing should buffer the residential. The non-conforming billboard sign needs to be removed with this development. The revised site plan shows how these conditions are being met, but proposed landscaping on the berm should be on the outside of the fence. A development agreement is needed to construct a segment of Stonewood Drive and future traffic capacity improvements pertaining to the development's trip generation. All other conditions are listed in the report.

Scott Tegen, with Kwik Trip Corp. stated meeting required conditions will not be a problem.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Radabaugh and motion carried.

8. **SITE PLAN (SP-1644) – West Ridge Commercial Addition, 2621 N. Clairemont Avenue**

Mr. Tufte presented a request to approve a site plan to allow for a 12,744 commercial addition to WestRidge Center at 2621 N. Clairemont Avenue. The addition is on the north side of the shopping center and there is added parking in front and back and a drive-up. Parking of 70 stalls is required. Traffic control islands should be installed for safe circulation and a master sign plan should be submitted.

Applicant, Jamie Bowe with River Valley Architects, Inc. spoke in favor of the project.

Mr. Brenholt moved to approve the site plan subject to the conditions of the staff report. Seconded by Mr. Pederson and motion carried.

9. **SITE PLAN (SP-1645) – Cancer Center, 2116 Craig Road**

Mr. Radabaugh recused himself from the meeting.

Mr. Tufte presented a request to approve a site plan to allow for a cancer center for Marshfield Clinic at 2116 Craig Road. The proposal is for a 30,000 s.f. building. A master plan shows the existing clinic connected to the phase 1 cancer center and a phase 2 future hospital. The existing Plaza Hotel would be razed. The 50-bed hospital site plan will be submitted at a future date. The City's Med. /Edu. master plan proposes Lasker Drive as a street through the site. The extension was predicated on traffic moving through from Marshfield itself and the curb-cut intersection issues at Craig Road and Clairemont Avenue. The site plan addresses those issues by removing hotel curb-cuts and its own curb cuts will be located farther to the north, alleviating most of the traffic concerns at the main intersection. Also indicated is vacating the frontage road and with its new curb-cuts for the future hospital site plan. The required 150 stall parking can be met with new parking and stalls located on adjacently owned sites. A traffic

impact analysis is needed and based on that they will need to enter into a development agreement for required traffic and water drainage improvements. Mr. Tufte addressed the Godfrey Legal firm letter outlining a number of issues. He said staff recommended the applicant submit the both the cancer center and hospital together, but they will submit the hospital plan in two more weeks. After the hotel is razed, there is one principal building with the cancer center. The hotel needs to come down before occupancy permit. The hospital will have to be on a separate future lot. Parking is allowed via cross easements, and just adding parking does not trigger an amendment to the General Development Plan. The street closure is at the hospital and the zoning code allows a clinic and hospital.

Lisa Fleming with Ayres Associates stated her client Marshfield Clinic needs occupancy by October 2017 and the hotel will be torn down around mid-November 2016. Phase 1 is cancer center and phase two is the hospital. The Traffic Impact Analysis will cover both.

James Colburn with Marshfield Clinic stated site lines were important to them to make it look as one campus and there will be an ultimate connection between the two buildings. He said the hotel has over 230 rooms and 100,000 s.f. and so this development will have less impact on the roadways. He noted City staff wanted a cul-de-sac design, as the worst case situation, and there are other options like right-in/right-out to access the site.

Mr. Genskow stated the cul-de-sac would be for keeping traffic out of the intersection.

Joan Coffman, president of HSHS St. Joseph's Hospital and representing Sacred Heart Hospital, stated the hospital and cancer proposals should be considered together and not looked at as separate site plans. The proposal should also bear in mind how it fits into the community's health needs. This would be the sixth hospital in the metro area and half of the beds are empty. County health needs assessments in 2012 and 2015 found mental health and drug abuse are the biggest needs but this proposal falls short in addressing these services. She stated they had a partnership with Marshfield for cancer services but it ended. Thus, there needs to be a public conversation about the amount of care and type being provided in our region.

Michael Lokensgard with Godfrey and Kahn S.C. stated this cancer center site plan should be considered in light of the full hospital campus development. The two sites are zoned differently and therefore should be considered together in a rezoning planned development (PD) process. In 2006 there was consolidation with multiple parcels to the north under a PD process. The drainage impacts also show how the projects should be considered together. Having the hotel and the hospital on the same site is two buildings on one lot and does not meet zoning code.

Steven Anderson with Ruder Ware stated the site plan is for one building, and will be at the time of occupancy permit. Parking cross easements do not trigger a PD overlay. There is no reason to place an overlay. The Godfrey letter is jumping to future issues such as the helipad and traffic generation that are not a part of this submission. Staff recommendations cover what should take place and Marshfield agrees to these conditions.

Kim Schmidt of 3704 Glen Crest Court, and with Sacred Heart, stated the overall proposal is part of a larger impact on the community. The proposed campus does not address meeting mental health service concerns. The City's Comprehensive Plan Health Chapter and county needs

assessments are not being met with the top needs being on mental health and drug abuse. The hospital is not meeting the current needs of the community based on this with suicide rates. Marshfield is not making this issue a priority in their plan and behavioral health is not a profit-making area in healthcare, so the proposal does not reduce but increase the costs of healthcare for all. She requested that they reject the plan or consider it in tandem with the hospital.

Scott Polenz, District Administrator for with Marshfield Clinic, stated the project needs to be judged by the facts. The use is permitted and the project fits with the existing land use. They are moving their services over with the cancer center and they project it should not hurt care or costs. They need new facilities for the best quality of care and affordability in the region.

Georgia Smith, HSHS Sacred Heart Hospital's Director of the current cancer center, stated they use to lease space to Marshfield Clinic. The Sisters have been devoted to cancer care and the others less-profit-making service like mental health. Another cancer center for the well-insured is not what we need, but something for all people's healthcare needs should be provided.

David Mortimer with Sacred Heart stated this proposal could impact county budgets and could raise the costs of care in the area. Marshfield will be providing services that are going to hurt the community for costs. Behavioral health care costs a lot but saves the county human services. Sacred Heart will not shut down their service. He stated the State has no certificate of need so hospitals can over duplicate services. Policy has been set with the Comprehensive Plan Health Chapter. The City needs to make sure citizens should not have to pick up the tab for the behavioral health care.

Tammy Lampro with Sacred Heart stated hospital markets don't operate like others, with high operation costs 24/7. Volume helps to cover costs but more of the same services will hurt the ability to offset cost burdens.

Tom Brown, 7828 Lowes Creek Road, stated the traffic is not being addressed properly. A through Lasker Drive was proposed on his property. The road should not be closed and the impact on his Pizza Hut business is a concern. He was worried that it may hurt his business from the traffic point of view.

Mr. Larsen asked why the cancer center and hospital were not submitted together. Mr. Tufte restated staff recommended them in one plan but the reason was they want to break ground sooner than later on the cancer center.

Ms. Mitchell stated the two organizations should have worked together on the service needs rather than before the plan commission. The care issue is not at stake but the merits of the zoning application.

Mr. Larsen concurred and stated it is not in conflict with the Health Chapter of the Comprehensive Plan. State law should be changed to deal with the service need issue.

Mr. Weld stated it is not their role to decide which services should be provided. The commission is to review the proposal based on the zoning requirements.

Ms. Mitchell moved to approve the site plan subject to the conditions of the staff report.  
Seconded by Mr. Larsen and motion carried.

10. **SITE PLAN (SP-1646) –Apartment, 500 Block of 1<sup>st</sup> Avenue**

Mr. Tufte stated staff received a request to withdraw the item by JCAP Real Estate.

Ms. Mitchell moved to accept the withdrawal. Seconded by Mr. Larsen and motion carried.

11. **DISCUSSION/DIRECTION**

A. Code Compliance Items

None.

B. Future Agenda Items

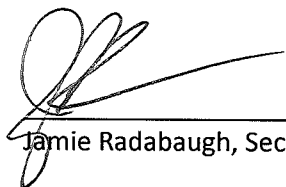
None.

C. Additions or Corrections to Minutes

None.

12. **MINUTES**

The minutes of the meeting of October 3, 2016 were approved.

  
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Jamie Radabaugh, Secretary